

Zoning Text Amendment No.: 17-05
Concerning: Ripley/Silver Spring South
Overlay Zone – Standards
Draft No. & Date: 1 – 5/3/17
Introduced: July 18, 2017
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Councilmember Hucker

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- amend the development standards for the Ripley/South Silver Spring (RSS) Overlay zone

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-4.9. “Overlay Zones”

Section 4.9.12. “Ripley/South Silver Spring (RSS) Overlay Zone”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*

Underlining indicates text that is added to existing law by the original text amendment.

[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.

Double underlining indicates text that is added to the text amendment by amendment.

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.

** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. DIVISION 59-4.9 is amended as follows:

DIVISION 4.9. Overlay Zones

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Section 4.9.12. Ripley/South Silver Spring (RSS) Overlay Zone

* * *

C. Development Standards

1. Building Height

* * *

b. For a property zoned CR and mapped at 200 feet, the Planning Board may approve a maximum building height of 200 feet only in an optional method development project that provides ground floor retail. If no ground floor retail is provided, the maximum building height is 145 feet. Any structure or device used to collect or radiate electromagnetic waves, including a satellite dish, must not be included in calculating building height under this paragraph.

c. For a property zoned CR and mapped at 200 feet, the Planning Board may approve a maximum building height of 270 feet, if an optional method development project includes the provision of an on-site or off-site major public facility under Section 4.7.3.A and also provides a ground floor level grocery store or other qualifying basic service under Section 4.7.3.C.3 of at least 10,000 square feet of floor area.

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Sec. 2. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council